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City Clerk's Office

Secretariat  
City Hall, 2<sup>nd</sup> Floor, West  
100 Queen Street West  
Toronto, Ontario M5H 2N2

John D. Elvidge  
City Clerk

Tel: 416-392-7033  
Fax: 416-392-2980  
Email: [hertpb@toronto.ca](mailto:hertpb@toronto.ca)  
Web: [www.toronto.ca](http://www.toronto.ca)

**IN THE MATTER OF THE ONTARIO HERITAGE ACT  
R.S.O. 1990, CHAPTER O.18 AND  
CITY OF TORONTO, PROVINCE OF ONTARIO  
1354, 1358 AND 1360 QUEEN STREET WEST**

**RECEIVED**  
2022/06/21  
(YYYY/MM/DD)  
Ontario Heritage Trust

**NOTICE OF DECISION**

Ontario Heritage Trust  
10 Adelaide Street East  
Toronto, Ontario  
M5C 1J3  
[registrar@heritagetrust.on.ca](mailto:registrar@heritagetrust.on.ca)

TAKE NOTICE that the Council of the City of Toronto on June 15 and June 16, 2022, has considered an application under Section 33 of the Ontario Heritage Act to alter a building and/or structure on a Property designated under Part IV, Section 29 of the Ontario Heritage Act for the Property municipally known as 1354, 1358 and 1360 Queen Street West.

This notice is being served to the Owner of the Property, the Ontario Heritage Trust and any Interested Persons.

The decision of City Council, among other matters, regarding the application under the Ontario Heritage Act is as follows:

1. City Council approve the alterations to the heritage properties at 1354, 1358 and 1360 Queen Street West in accordance with Section 33 of the Ontario Heritage Act to allow for alterations substantially in accordance with the plans and drawings dated April 22, 2022, prepared by Giannone Petricone Associates (GPA), on file with the Senior Manager, Heritage Planning, Urban Design, City Planning and the Heritage Impact Assessment prepared by ERA Architects Inc. dated April 22, 2022, and on file with the Senior Manager, Heritage Planning, Urban Design, City Planning, all subject to and in accordance with the Conservation Plan satisfactory to the Senior Manager, Heritage Planning, Urban Design, City Planning.
2. City Council direct that its consent to the application to alter the designated properties at 1354, 1358 and 1360 Queen Street West Part IV, Section 33 of the Ontario Heritage is also subject to the following conditions:
  - a. The Ontario Land Tribunal has approved the Official Plan and Zoning By-law Amendment Application for 1358-1360 and 1354-1356 Queen Street West and 8- 10, 12 and 14 Brock Avenue (20 200379 STE 04 OZ) substantially in accordance with the plans and drawings dated April 22, 2022, prepared by Giannone Petricone Associates.

b. Should the Ontario Land Tribunal approve the Zoning By-law Amendment application, City Council authorize the City Solicitor to request the Ontario Land Tribunal withhold the issuance of the final Order on the Zoning By-law Amendment appeal until such time as the owner has done the following:

1. Enter into a Heritage Easement Agreement with the City for the property at 1354, 1358 and 1360 Queen Street West in accordance with the plans and drawings dated April 22, 2022, prepared by Giannone Petricone Associates (GPA) and on file with the Senior Manager, Heritage Planning, Urban Design, City Planning, the Heritage Impact Assessment prepared by ERA Architects, dated April 22, 2022, and in accordance with the Conservation Plan required in Recommendation 2.b.2, to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning including registration of such agreement to the satisfaction of the City Solicitor.
2. Provide a detailed Conservation Plan, prepared by a qualified heritage consultant that is consistent with the conservation strategy set out in the Heritage Impact Assessment for 1354, 1358 and 1360 Queen Street West, prepared by ERA Architects Inc., dated April 22, 2022, to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

c. That prior to final Site Plan approval for the subject lands the owner shall:

1. Provide final Site Plan drawings substantially in accordance with the approved Conservation Plan required in Recommendation 2.b.2 to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.
2. Have obtained final approval for the necessary Zoning By-law Amendment required for the subject properties, such Amendment to have come into full force and effect.
3. Provide a Heritage Lighting Plan that describes how the exterior of the heritage properties will be sensitively illuminated to enhance its heritage character to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.
4. Provide an Interpretation Plan for the subject properties, to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.
5. Submit a Signage Plan for the proposed development to the satisfaction of the Senior Manager, Heritage Planning.

d. That prior to the issuance of any permit for all or any part of the properties at 1354, 1358 and 1360 Queen Street West including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage building as are acceptable to the Senior Manager, Heritage Planning, Urban Design, City Planning, the owner shall:

1. Provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 2.b.2, including a description of materials and finishes, to be prepared by the project architect and a qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Planning.
2. Provide a Letter of Credit, including provision for upwards indexing, in a form and amount and from a bank satisfactory to the Senior Manager, Heritage Planning, Urban Design, City Planning, to secure all work included in the approved Conservation Plan, Heritage Lighting Plan and Interpretation Plan.

e. That prior to the release of the Letter of Credit required in Recommendation 2.d.2, the owner shall:

1. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation work and the required interpretive work has been completed in accordance with the Conservation Plan, Heritage Lighting Plan and Interpretation Plan and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.
2. Provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

#### **IF YOU WISH TO REFER THE MATTER TO THE ONTARIO LAND TRIBUNAL:**

Notice of an objection of the decision of City Council on the application to alter the Property may be served on the City Clerk, Attention: Administrator, Secretariat, City Clerk's Office, Toronto City Hall, 2nd Floor West, 100 Queen Street West, Toronto, Ontario, M5H 2N2; Email: [hertpb@toronto.ca](mailto:hertpb@toronto.ca) within thirty days of June 21, 2022, which is July 21, 2022.

#### **A Notice of Objection must:**

- (1) set out the reasons for the objection to the decision; and
- (2) set out the reasons in support of the objection to the decision.

**Who Can File An Appeal:**

Only the owner of the Property may object to the decision of Council of the City of Toronto and refer the matter to the Ontario Land Tribunal under Part IV, Section 33 of the Ontario Heritage Act, and only where City Council has consented to an application to alter a property with certain terms or conditions, or refuses the application to alter a property.

**Getting Additional Information:**

Further information in respect of the Decision of Council of the City of Toronto on the matter is available from the City of Toronto at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.CC45.6>

Dated at the City of Toronto on June 21, 2022.



John D. Elvidge  
City Clerk